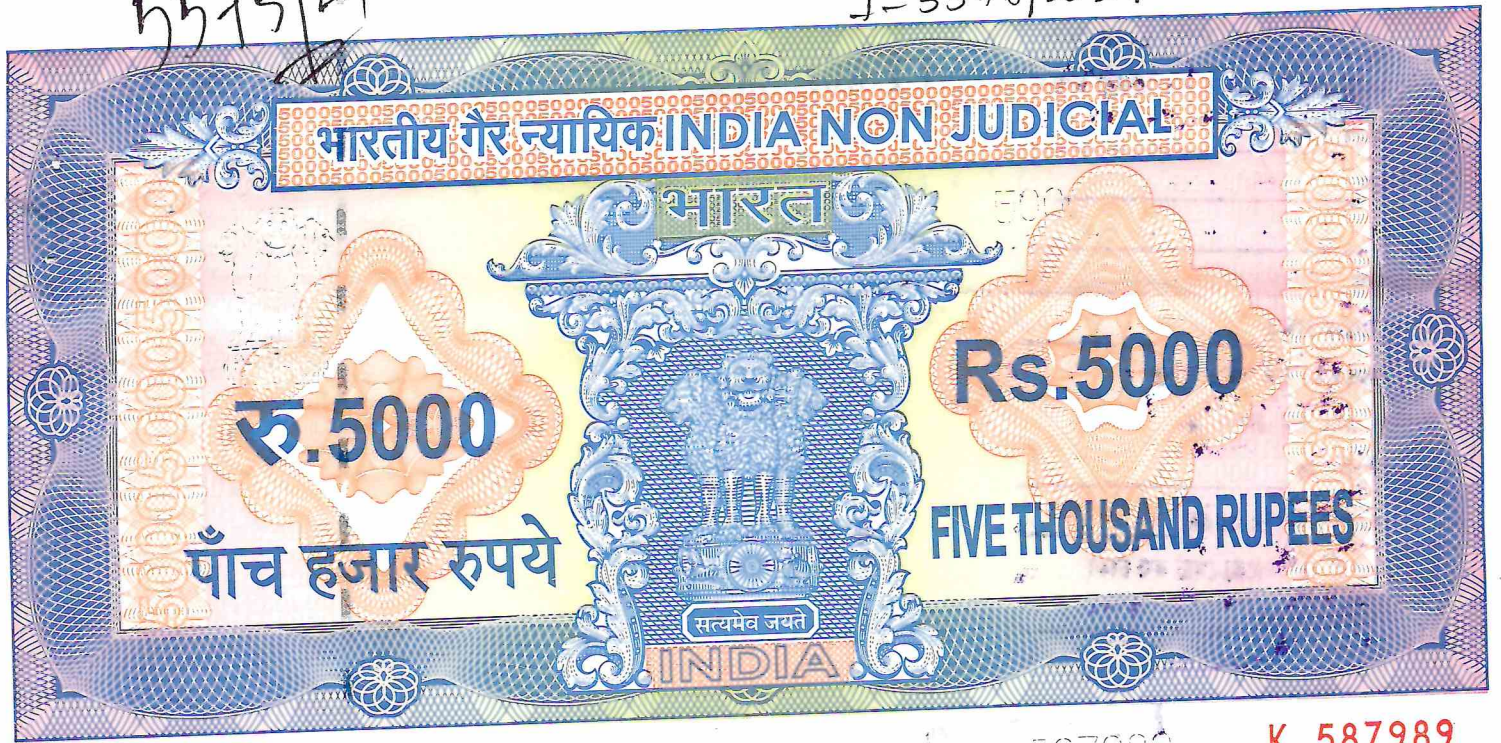


5575/24

J-5576/2024



अभिषेक पश्चिम बंगाल WEST BENGAL

K 587989

K 587989

M.V-99,00,000
Q-2863552
18/11/2024

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document

18/11/2024

Addl. Dist. Sub Registrar
Kalyani Nadia

18 NOV 2024

DEED OF SALE

12 NOV 2024

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ডেভার মাস

উদ্ভাবকের নাম-পবীত্র সাহা

ॐ नमो भगवते वासुदेवाय

१६६६

পটাসিয়াম খরদের তারিখ

এই টি. ডি. বাকেরের মোট কত টাকা

विष्णु वसुदेव

29 OCT 2024

63000



Addl. Dist. Sub Registrar
Kalyani Nadia

18 NOV 2024

(2)

THIS DEED OF SALE made on this 18~~th~~ day of November, Two Thousand and Twenty-four

BETWEEN

(1) **SMT. BANI MONDAL** wife of Late Jiban Mandal (**PAN : EMHPM4842M**), by faith – Hindu, by Occupation Housewife, by Nationality – Indian and residing at Ghoragacha, Kata Bele, P.O. Saguna, P.S. Kalyani, Dist. Nadia, Pin-741245 and (2) **SRI SAMIR DEBNATH**, son of Prafulla Debnath (**PAN : ASQPD6942G**), by faith – Hindu, by Occupation Business, by Nationality – Indian and residing at Ghoragacha, Kata Bele, P.O. Saguna, P.S. Kalyani, Dist. Nadia, Pin-741245 hereinafter called as “**THE VENDORS**” (which expression shall unless excluded by or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executor, administrators, representatives and assigns) of the **FIRST PART**

AND

VAASTUKALA ESTATE DEVELOPERS PVT. LTD. (**PAN : AAKCV4766F**) having registered office at 7, Abdul Zabbar Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, Pin-743145, represented by its Directors viz. (1) **SRI HIMANSHU JAISWAL** (**PAN : BRKPJ1729F & AADHAAR : 7467 3154 5736**) AND **SRI SUDHANSHU JAISWAL** (**PAN : BXPPJ5002E & AADHAAR : 7852 8648 2580**) both sons of Sri Niraj Kumar Jaiswal, by faith – Hindu, by occupation – Business, by nationality – Indian, residing at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, West Bengal, Pin-743145 herein after called the “**PURCHASER**” (which expression shall unless excluded by or expression shall unless excluded by

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or repugnant to the context be deemed to mean and include its heirs, executor, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS the Vendor Sl. No.1 became owner of the property measuring more or less about 10.3 cottah or 17 satak at Mouza Kata Bele by virtue of a Deed of Gift vide being No. 3105 for the year 1991 executed in her favour by her father Raj Mohan Debnath, the said Deed of Gift was registered and executed at the office of the A.D.S.R., Kalyani which was subsequently recorded in Book No. I, Vol. No. 37, Page No. 239 to 242.

AND WHEREAS after execution of the above said Deed of Gift in her favour, the Vendor Sl. No. 1 has mutated her name in the R.O.R. appertaining to L.R. Dag No. 163 corresponding to L.R. Khatian No. 266, situated at Mouza Kata Bele within the area of Saguna Gram Panchayet in respect of the landed property measuring about 10.3 cottah or 17 satak more or less which is presently under her exclusive possession with full right, title & interest.

AND WHEREAS the Vendor Sl.No. 1 now due to financial crisis decided to sell a part of landed property measuring 5.3 cottah more or less out of the landed property measuring about 10.3 cottah or 17 satak more or less, the same has been exclusively and specifically described in the schedule below. The present Purchasers accepted the offer of the Vendor and after thorough investigation into the records of the land mentioned in the schedule below and after finding it free from encumbrances, agreed to proceed with the execution of Deed of Sale to be registered on their names by the Vendor Sl. No.1 as the executant.



AND WHEREAS the another Vendor Sri Samir Debnath became owner of 1.5 satak of land appertaining to L.R. Dag No. 166/382 corresponding to L.R. Khatian No. 1307 situated at Mouza Katabele, P.S. Kalyani, P.O. Ghoragacha, A.D.S.R.O Kalyani within the area of Saguna Gram Panchyat in the district of Nadia by virtue of a Deed of Gift executed in his favour by Sri Sankar Debnath and Sri Prafulla Kumar Debnath vide being No. 130303210 for the year 2022, Registered in Book I, Vol. No. 1303-2022, page from 72250 to 72266, after execution and registration of the above said Deed of Gift, Sri Samir Debnath became the owner of the portion of the land which was registered in his favour at the office of A.D.S.R., Kalyani with full right, title and interest and the same is under his exclusive possession.

AND WHEREAS the Vendor viz. Sri Samir Debnath expressed his willingness to sell a part of land measuring about 0.3 cottah out of 1.5 satak and the present Purchasers accepted the offer of the Vendor and after thorough investigation into the records of the land mentioned in the schedule below and after finding it free from encumbrances, agreed to proceed with the execution of Deed of Sale to be registered on their names by the Vendor as the executant.

AND WHEREAS the collective price has been fixed at **Rs.99,00,000.00** (Rupees Ninety-nine Lakh) only after a long discussion with the above named Vendors and the Purchaser and both the parties of this Deed of Sale agreed with the above mentioned collective price.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the Vendors and the Purchaser and in consideration of the said sum of **Rs.99,00,000.00** (Rupees Ninety-nine Lakh) only paid by the Purchasers to the Vendors (the



receipt whereof the Vendors doth hereby admit and acknowledge) as total price of the said land which has been specifically mentioned in the schedule below, the Vendors doth hereby grant, convey, sell and transfer unto and to the use of the said Purchaser all that land more fully mentioned and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement & appurtenance whatsoever attached and concerning to the said land free from any or all encumbrances TO HAVE AND TO HOLD the said lands hereby granted, conveyed, and transferred unto and to the use of the said Purchaser absolutely and forever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendors for themselves and their heirs and successors doth hereby declare and covenant with the said Purchaser that the Vendors have good title, full power and absolute right to sell and transfer the said land and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and that the Vendors have not in any way encumbered the said land intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all its legal representatives and assigns shall and may at all times peacefully/quietly hold, possess, use and enjoy the said land as lawful and rightful owner thereof with liberty to raise/erect all sorts of constructions upon the said land after getting the said land converted into non-agricultural bastu land in accordance with law without any interruptions, obstructions, claim and/or demand whatsoever from or by the Vendors or any person/persons lawfully/equitably claiming under or in trust for them AND THAT the said Vendors shall and will for all times to come at the cost and request of the said Purchasers do or execute or cause to be done or executed all such acts, deeds and/or things for further or



more perfectly assuring the title of the Purchaser relating to the said land AND THAT the Vendors doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned lands is not free from all encumbrances and/or the Vendors have no valid perfect and marketable title to the said lands as hereinbefore stated by the Vendor in that event the Vendors including all their legal heirs will be bound to pay back the entire consideration amount with legal interest to the Purchaser and shall also be liable to make good and indemnify all losses and damages with the Purchaser may suffer due to any defect in the title of the Vendors in respect of the said land hereby sold to the Purchaser.

It is hereby further declared by the Vendors do hereby deliver the vacant khas possession of the below mentioned schedule property which the Purchaser got, seized and possessed by virtue of Deed of Sale will be competent and entitled to get their names mutated in the records of B.L. & L.R.O., Chakdaha under the State of West Bengal and the Vendors undertake to render all such help and assistance as will be found essential in this regard.

The passport size photographs of Vendors and the Purchaser (represented by its Directors) alongwith their respective finger print impressions taken on a separate sheet and a site plan of the landed property have been annexed with this Deed of Sale which are the part of the said Deed of Sale.

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL of a plot of land measuring about **5.3 cottah** and **0.5 shatak or 217.8 sq. ft.** situated at Mouza Kata Bele, appertaining to L.R. Dag No. 163 & 166/382 corresponding to L.R.



(7)

Khatian No. 266 & 1307, J.L. No. 89 within the area of Saguna Gram Panchayat, Police Station Kalyani, P.O. Ghoragachha, Pin-741245, A.D.S.R.O Kalyani, District – Nadia.

Bounded and butted by –

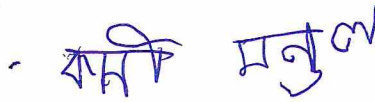
On the North	:	Land of Fazal Ali Mondal
On the South	:	110 feet wide Kalyani - N.H-34 connector road (AIIMS road)
On the West	:	Land of Rama Rani Saha & Kartick Seth
On the East	:	Land of Mankhushi Debnath

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective Signature and seals on the day, month, and year first above written.

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF
WITNESSES :-

1. 





SIGNATURE OF THE VENDORS

2. 

VAASTUKALA ESTATE DEVELOPERS PVT. LTD.

Himanshu Jaiswal

DIRECTOR

VAASTUKALA ESTATE DEVELOPERS PVT. LTD.

Shubhanshu Jaiswal

DIRECTOR

SIGNATURE OF THE PURCHASER

Drafted by me


Rahul Gupta

Advocate

Enrolment No. F/675/679/90

Barrackpore Court

MEMO OF CONSIDERATION

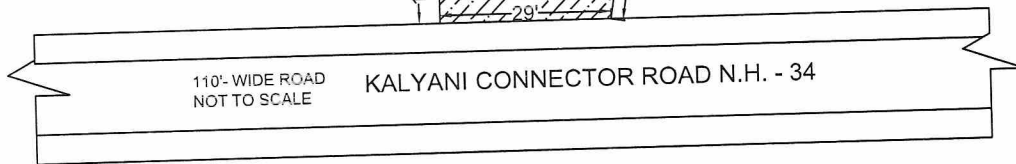
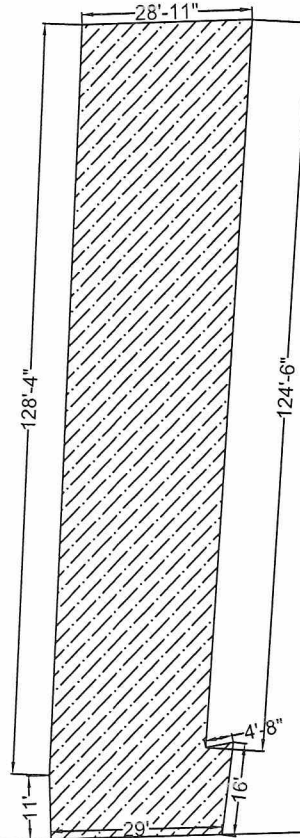
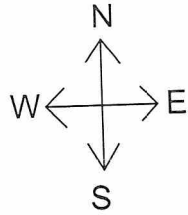
RECEIVED from the within mentioned Purchaser the within mentioned sum of Rs.99,00,000.00 (Rupees Ninety-nine Lakh) only as collective full and final settlement paid by the Purchaser, through RTGS mode.

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SIGNATURE OF THE VENDORS

A SALE DEED STE PLAN FOR MOUZA : - KANTABELE, J.L NO - 89, L.R. DAG NO :- 163 , 166/382. AT VILL: KANTABELE. P.O. :- GHORAGACHHA, P.S :- KALYANI, DIST. - NADIA, STATE WEST BENGAL, UNDER SAGUNA GRAM PANCHAYET



AREA STATEMENT :-

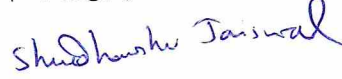
SMT. BANI MONDAL LAND : 5.3 KATHA

SAMIR DEBNATH LAND :- 0.5 SHATAK OR 217.8 SQFT.

VENDOR NAME : SMT. BANI MONDAL & SAMIR DEBNATH

VENDEE NAME : VAASTUKALA ESTATE DEVELOPERS PVT. LTD.

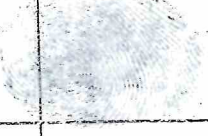
DIRECTORS : HIMANSHU JAISWAL & SUDHANSHU JAISWAL

SIGN. OF VENDOR	SIGN. OF VENDEE	SIGN. OF ENGINEER
 	 	ARINDAM DEBNATH Civil Engineer Reg. No.- D111242589 E.P.I. Mogra, 3 No. Keota, Sahaganj, Hooghly

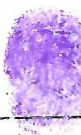
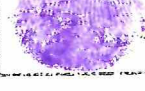
SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand						 यमी म्हा
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						 Saurabh
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						 Khushi
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						 Sudhanshu Jain
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250278534141

GRN Details

GRN:	192024250278534141	Payment Mode:	Online Payment
GRN Date:	17/11/2024 23:43:11	Bank/Gateway:	State Bank of India
BRN :	CK00EYFXD9	BRN Date:	17/11/2024 23:44:00
GRIPS Payment ID:	171120242027853413	Payment Init. Date:	17/11/2024 23:43:11
Payment Status:	Successful	Payment Ref. No:	2002863052/6/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	VAASTUKALAESTATE DEVELOPERA PVT. LTD.
Address:	KANCHRAPARA BIJPUR
Mobile:	9331995636
Contact No:	9830340901
Depositor Status:	Buyer/Claimants
Query No:	2002863052
Applicant's Name:	Mr Rahul Gupta
Identification No:	2002863052/6/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	17/11/2024
Period To (dd/mm/yyyy):	17/11/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002863052/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	490020
2	2002863052/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	99014
3	2002863052/6/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	924
Total				589958

IN WORDS: FIVE LAKH EIGHTY NINE THOUSAND NINE HUNDRED FIFTY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-1303-05576/2024	Date of Registration	18/11/2024
Query No / Year	1303-2002863052/2024	Office where deed is registered	
Query Date	12/11/2024 11:12:28 AM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	Rahul Gupta Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830340901, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 99,00,000/-		Rs. 99,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 4,95,020/- (Article:23)		Rs. 99,014/- (Article:A(1), E)	
Remarks			

Land Details :

District: Nadia, P.S:- Kalyani, Gram Panchayat: SAGUNA, Mouza: Katabele, JI No: 89, Pin Code : 741245

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-163 (RS :-)	LR-266	Bastu	Bari	5.3 Katha	98,00,000/-	98,00,000/-	Property is on Road
L2	LR-166/382 (RS :-)	LR-1307	Bastu	Bari	217.8 Sq Ft	1,00,000/-	1,00,000/-	Property is on Road
		TOTAL :			9.2441Dec	99,00,000 /-	99,00,000 /-	
		Grand Total :			9.2441Dec	99,00,000 /-	99,00,000 /-	

Seller Details :

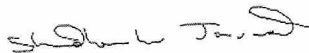
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs BANI MONDAL (Presentant) Wife of Late JIBAN MONDAL Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office		 Captured	
		18/11/2024	LTI 18/11/2024	18/11/2024

GHORAGACHA, KATABLE, City:- Kalyani, P.O:- SAGUNA, P.S:-Kaliganj, District:-Nadia, West Bengal, India, PIN:- 741245 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: EMxxxxxx2M, Aadhaar No: 37xxxxxxxx7488, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr SAMIR DEBNATH Son of Mr PRAFULLA DEBNATH Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	 18/11/2024	 Captured LTI 18/11/2024	 18/11/2024
GHORAGACHA, City:- Kalyani, P.O:- SAGUNA, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741245 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: ASxxxxxx2G, Aadhaar No: 65xxxxxxxx7077, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office				

Buyer Details :

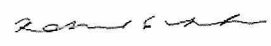
SI No	Name,Address,Photo,Finger print and Signature
1	VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED 7 ABDUL JABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx6F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUDHANSHU JAISWAL Son of Mr NIRAJ KUMAR JAISWAL Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office	 Nov 18 2024 3:19PM	 Captured LTI 18/11/2024	 18/11/2024
127/A NAKARI MONDAL ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX1 , PAN No.: BXxxxxxx2E, Aadhaar No: 78xxxxxxxx2580 Status : Representative, Representative of : VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

Name	Photo	Finger Print	Signature
Mr HIMANSHU JAISWAL Son of Mr NIRAJ KUMAR JAISWAL Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office	 Nov 18 2024 3:20PM	 Captured LTI 18/11/2024	 18/11/2024
127/A NAKARI MONDAL ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:- North 24-Parganas, West Bengal, India, PIN:- 743145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: BRxxxxxx9F, Aadhaar No: 74xxxxxxxx5736 Status : Representative, Representative of : VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL GUPTA Son of Mr S N GUPTA BARRACKPORE COURT, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120	 18/11/2024	 Captured 18/11/2024	 18/11/2024
Identifier Of Mrs BANI MONDAL, Mr SAMIR DEBNATH, Mr SUDHANSHU JAISWAL, Mr HIMANSHU JAISWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs BANI MONDAL	VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED-4.3725 Dec
2	Mr SAMIR DEBNATH	VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED-4.3725 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs BANI MONDAL	VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED-0.249563 Dec
2	Mr SAMIR DEBNATH	VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED-0.249563 Dec

Land Details as per Land Record

District: Nadia, P.S:- Kalyani, Gram Panchayat: SAGUNA, Mouza: Katabele, JI No: 89, Pin Code : 741245

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 163, LR Khatian No:- 266	Owner:বানী মণ্ডল, Gurdian:জীবন , Address:নিজ , Classification:বাড়ী, Area:0.17000000 Acre,	Mrs BANI MONDAL
L2	LR Plot No:- 166/382, LR Khatian No:- 1307	Owner:সমীর দেবনাথ, Gurdian:প্রফুল দেবনাথ, Address:নিজ , Classification:বাড়ী, Area:0.01500000 Acre,	Mr SAMIR DEBNATH

Endorsement For Deed Number : I - 130305576 / 2024

On 18-11-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:14 hrs on 18-11-2024, at the Office of the A.D.S.R. KALYANI by Mrs BANI MONDAL , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 99,00,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 18/11/2024 by 1. Mrs BANI MONDAL, Wife of Late JIBAN MONDAL, GHORAGACHA,KATABELE, P.O: SAGUNA, Thana: Kaliganj, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741245, by caste Hindu, by Profession House wife, 2. Mr SAMIR DEBNATH, Son of Mr PRAFULLA DEBNATH, GHORAGACHA, P.O: SAGUNA, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741245, by caste Hindu, by Profession Business

Indetified by Mr RAHUL GUPTA, , , Son of Mr S N GUPTA, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 18-11-2024 by Mr SUDHANSHU JAISWAL, DIRECTOR, VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED (Private Limited Company), 7 ABDUL JABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145

Indetified by Mr RAHUL GUPTA, , , Son of Mr S N GUPTA, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 18-11-2024 by Mr HIMANSHU JAISWAL, DIRECTOR, VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED (Private Limited Company), 7 ABDUL JABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145

Indetified by Mr RAHUL GUPTA, , , Son of Mr S N GUPTA, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 99,014.00/- (A(1) = Rs 99,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 99,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2024 11:44PM with Govt. Ref. No: 192024250278534141 on 17-11-2024, Amount Rs: 99,014/-,

Bank: State Bank of India (SBIN0000001), Ref. No. CK00EYFXD9 on 17-11-2024, Head of Account 0030-03-104-001-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,95,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 4,90,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1408, Amount: Rs.5,000.00/-, Date of Purchase: 12/11/2024, Vendor name: S Samanta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/11/2024 11:44PM with Govt. Ref. No: 192024250278534141 on 17-11-2024, Amount Rs: 4,90,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CK00EYFXD9 on 17-11-2024, Head of Account 0030-02-103-003-02



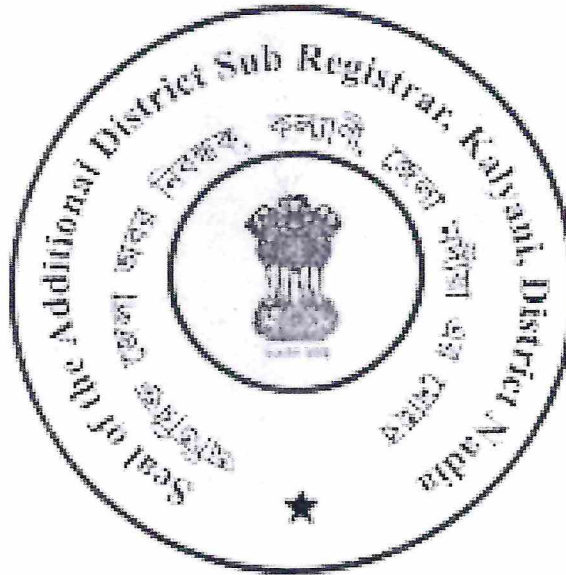
Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2024, Page from 96277 to 96294

being No 130305576 for the year 2024.



[Handwritten signature]

Digitally signed by ABHIJIT CHATTERJEE
Date: 2024.11.19 13:10:20 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 19/11/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KALYANI

West Bengal.